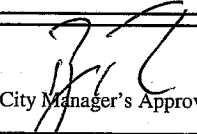





Report to the Auburn City Council

Action Item
Agenda Item No. 10
 City Manager's Approval

To: Mayor and City Council Members
From: Lance E. Lowe, AICP, Associate Planner 
Date: August 26, 2013
Subject: A Public Hearing to Consider the Planning Commission's Recommendation of an Ordinance Repealing Section 158.236 and Adding New Sections of the Auburn Municipal Code for Street Naming.

The Issue

Should the City Council Adopt an Ordinance Amending the Auburn Municipal Code by Repealing Section 158.236 and Adding New Sections of the Auburn Municipal Code for Street Naming?

Recommended Motion (Approval)

As previously directed by the City Council, staff recommends that the City Council take the following actions:

- A. By Motion, introduce and hold a first reading, by title only, of an ordinance repealing Section 158.236 and adding new sections of the Auburn Municipal Code for Street Naming, which includes (**Attachment 1 – Ordinance No. 13-_____ with Attached Street Naming Ordinance**):
 1. Adoption of a Statutory Exemption prepared for the Street Naming Ordinance as the appropriate level of environmental review in accordance with Section 15061 (b)(3) of the California Environmental Quality Act (CEQA) and Guidelines;
 2. Adoption of Findings of Fact for approval of the Street Naming Ordinance, as presented in the staff report; and
 3. Approval of the Street Naming Ordinance as presented in the staff report.

Alternatively, should the City Council opt to take the recommendations of the Planning Commission, as described in this staff report; staff recommends that the City Council take the following actions:

- B. By Motion, introduce and hold a first reading, by title only, of an ordinance repealing Section 158.236 and adding new sections of the Auburn Municipal Code for Street Naming, as recommended by the Planning Commission, which includes the following

amendments and actions(**Attachment 1 – Ordinance No. 13-_____ with Attached Street Naming Ordinance**):

- i. Amendment of Section 158.236 (A)(1) & (2) to require that the Road Naming Ordinance only apply to public streets; and,
 - ii. Amendment of Section 158.236 (A) (2) to require that the Road Naming Ordinance only apply to parcel maps and subdivision maps approved after the effective date of the Road Naming Ordinance.
1. Adoption of a Statutory Exemption prepared for the Street Naming Ordinance as the appropriate level of environmental review in accordance with Section 15061 (b)(3) of the California Environmental Quality Act (CEQA) and Guidelines;
 2. Adoption of Findings of Fact for approval of the Street Naming Ordinance, as recommended by the Planning Commission; and
 3. Approval of the Street Naming Ordinance as recommended by the Planning Commission.
- C. Adopt a Resolution, to establish a fee, for Alternative Street Name Applications as presented in the staff report (**Attachment 2 – Resolution for Proposed Alternative Street Name Applications**).

Project Description

The Street Naming Ordinance (**Attachment 1**)(§158.236 *et. seq.*) repeals existing Section 158.236 and adds new provisions to the Auburn Municipal Code thereby codifying regulations for Street Naming, as outlined in the Planning Commission Staff Report (**Exhibit A – Planning Commission Staff Report dated August 6, 2013**).

Background

On January 28, 2013, the City Council directed staff to initiate an ordinance amendment for Street Naming.

On August 6, 2013, the Planning Commission held a duly noticed public hearing to make a recommendation on the Street Naming Ordinance. After a discussion of: 1) Public vs. Private Streets; 2) Exemptions for existing approved Tentative Maps; 3) Notifying owners of existing Tentative Maps; and, 4) Alternative Street Name Fee Schedule; the Planning Commission unanimously recommended that the City Council adopt the Street Naming Ordinance with the following considerations (**Exhibit B – Planning Commission Draft Minutes dated August 6, 2013**):

1. The Street Naming Ordinance should only apply to public streets and not private streets;
2. The Street Naming Ordinance should exempt existing approved Tentative Maps; and,
3. Notification should be provided to applicants of existing Tentative Maps.

Analysis

Discussion at the Planning Commission public hearing on August 6, 2013, focused on the aforementioned three issues. After discussion of the aforementioned topics, the Planning Commission unanimously recommended approval of the Street Naming Ordinance, with the above noted considerations. A brief analysis of the discussion conducted at the Planning Commission is provided below:

1. Public vs. Private Roads:

Considering that private roads are privately maintained, it was the opinion of the Planning Commission that the proposed Street Naming Ordinance should only apply to public streets and that private streets should be exempted.

Staff relayed that recommending that private streets be exempt would be inconsistent with the direction of the City Council that the proposed Street Naming Ordinance would apply to: "...new street names in the Baltimore Ravine project and other future in-fill projects."

Staff further relayed that with respect to the Baltimore Ravine Specific Plan, it is anticipated that the project may be served by a combination of public and private roads. Accordingly, many of the private roadways throughout the plan area would not be subject to the ordinance, if exempted.

Nevertheless, the Planning Commission recommended that the City Council consider that the Street Naming Ordinance apply to public streets solely and that private streets should be exempted.

Should the City Council elect to exempt private streets, staff recommends that private streets be deleted from Sections 158.236 (A)(1) & (2).

2. Exemption for existing Tentative Subdivision Maps.

In consultation with the City Attorney, existing Vesting Tentative Maps are already exempt from new regulations including the proposed Street Naming Ordinance. As the name implies, a vesting tentative map confers a vested right to proceed with a development in substantial compliance with the ordinances, policies, and standards, in effect at the time the application of the vesting tentative map is deemed complete. Note that the vesting tentative map exception would apply to three existing approved vesting maps (e.g. Whitehawk Meadows; Sunny Creek Estates; and, Tuscan Way; which have 2 public and 1 private streets respectively).

The Planning Commission also recommended that existing approved tentative maps be exempt from the Street Naming Ordinance. Currently, there are eight (8) previously approved maps making up 5 public streets and 3 private streets, that are valid and would be subject to the Street Naming Ordinance.

Should the City Council elect to exempt tentative maps that had previously been approved, staff recommends that additional verbiage be added to Section 158.236 (A)(2) as follows:

§158.236 (A)(2) "All streets shown on parcel maps and subdivision maps approved for filing with the County Recorder's Office within the Auburn City limits, **after adoption of this Chapter**"

3. Notification should be provided to applicants of existing Tentative Maps.

In addition to state law notification requirements, notification has been provided to applicants of existing tentative maps, which would be subject to the Street Naming Ordinance, as requested by the Planning Commission.

4. Alternative Street Name Fee Schedule:

The draft Street Name Ordinance contains provisions requiring an applicant to submit an application for alternative Street Names that will require additional staff time to process.

For existing unnamed streets, an application shall be filed with the Public Works Department, with applicable fees as adopted by resolution by the City Council, requesting alternate street names with justification for said request. The City Council shall consider the request and may approve, conditionally approve or deny the alternative street name application (§158.236(E)(1)&(2)).

Alternative street names shown on a parcel map or subdivision map may be considered by the City Council concurrently with approval of the Final Map, at the request of an applicant.

In either case, staff anticipates that the estimated actual costs to process an application would be approximately \$200.00. Staff therefore recommends that applicants be charged a \$200.00 deposit towards actual costs of processing the application.

Currently, there is no fee schedule line item in the Public Works fee schedule for alternative street names. Should the Council adopt the draft Street Naming Ordinance as presented, then staff further recommends that the Council concurrently adopt the attached Resolution to establish a fee for alternative street naming applications.

The Planning Commission had no recommendation on the proposed fee schedule.

Alternatives Available to Council; Implications of Alternatives

Upon receiving public testimony, the City Council may choose the following alternatives:

- A. Introduce and hold first reading of the Street Name Naming Ordinance and adopt Resolution for updated fee schedule as presented; or,
- B. Introduce and hold first reading of the Street Naming Ordinance and adopt Resolution for updated fee schedule, as amended by the City Council; or,
- C. Provide further direction to staff.

Environmental Determination:

The Auburn Community Development Department reviewed this project for compliance with the California Environmental Quality Act (CEQA) and found it to be Statutorily Exempt in accordance with the provisions of CEQA per Section 15061 (b)(3) of the CEQA Guidelines.

Fiscal Impacts

There are anticipated additional costs associated with staff time to implement a new Street Naming Ordinance; however, the proposed ordinance and fee schedule provide for the collection of fees from perspective applicants. It is anticipated that the additional costs will be recovered, based upon the updated fee schedule.

The staff costs incurred for the preparation of the draft ordinance, in consultation with the City Attorney, has been budgeted.

Additional Information

Please see the following attachments for more details:

ATTACHMENTS –

1. Ordinance No. 13-____ with Attached Street Naming Ordinance.
2. Resolution for adoption of Alternative Street Name Fees

EXHIBITS –

- A. Planning Commission Staff Report dated August 6, 2013 with the following Attachments & Exhibits:

Attachments:

January 28, 2013 City Council Staff Report with the following Attachments & Exhibits:

1. Mayor Hanley's City Council Staff Report dated August 13, 2012
2. City Council Minutes dated August 13, 2012
3. Sections 158.236 and 158.237 of the Auburn Municipal Code
4. City of Auburn General Plan Existing Street System Functional Classification
5. Baltimore Ravine Specific Plan Land Use Map
6. Street Naming Process Survey

- B. Planning Commission Draft Minutes dated August 6, 2013



ATTACHMENTS

ATTACHMENT 1

ORDINANCE NO. 13-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN REPEALING SECTION 158.236 AND ADDING NEW SECTIONS OF THE AUBURN MUNICIPAL CODE ESTABLISHING STREET NAMING REGULATIONS.

THE CITY COUNCIL OF THE CITY OF AUBURN DOES ORDAIN AS FOLLOWS

Section One: Findings. The City Council of the City of Auburn hereby finds:

1. Street names in the City of Auburn should reflect Auburn's rich history and should pay homage to prominent people in Auburn's rich history.

2. The City also desires to provide a uniform system for road naming of public and private roads within the City to provide clarification of road naming policies and procedures and to assist emergency providers in locating properties.

3. In accordance with the California Environmental Quality Act the Street Naming Ordinance is determined to be Categorically Exempt from the provisions of CEQA per Section 15061 (b)(3) of the CEQA Guidelines.

Section Two: Code Amendments.

1. Chapter 158.236 et. seq. is hereby added to the Auburn Municipal Code in the form attached hereto as ***Attachment 1.***

Section Three: Effective Date. This Ordinance shall take effect thirty days following its adoption as provided by Government Code Section 36937.

Section Four: Severability. Should any provision, section, paragraph, sentence or word of this Ordinance be rendered or declared invalid by any court of competent jurisdiction or by reason of any preemptive legislation, the

1 remaining provisions, sections, paragraphs, sentences or words of this
2 Ordinance shall remain in full force and effect.

3
4 **Section Five: Certification.** The City Clerk shall certify to the passage
5 and adoption of this Ordinance and shall give notice of its adoption as required
6 by law.

7
8 DATED: August 26, 2013

9 _____
Kevin Hanley, Mayor

10 ATTEST:

11 _____
12 Stephanie L. Snyder, City Clerk

13 I, Stephanie L. Snyder, City Clerk of the City of Auburn, hereby certify
14 that the foregoing ordinance was duly passed at a regular meeting of the City
15 Council of the City of Auburn held on the 26th day of August 2013 by the
16 following vote on roll call:

17 Ayes:

18 Noes:

19 Absent:

20 _____
Stephanie L. Snyder, City Clerk

ORDINANCE NO. 13- _____

AN ORDINANCE OF THE CITY OF AUBURN REPEALING SECTIONS 158.236
AND ADDING NEW SECTIONS OF THE AUBURN MUNICIPAL CODE
ESTABLISHING STREET NAMING REGULATIONS

Exhibit A

CHAPTER 158: STREET NAMING

158.236	Purpose
158.236 (A)	Applicability
158.236 (B)	Street Name Index
158.236 (C)	Approved Street Name List
158.236 (D)	Street Names Required
158.236 (E)	Street Names
158.236 (F)	Street Name Conformance
158.236 (G)	Right of City to Rename
158.237	Street Name Signs

§ 158.236 PURPOSE

This chapter establishes standards for the naming of streets and the location of required signage. As used in this chapter, "streets" includes roads, alleyways, and similar rights of way for public and private vehicle and pedestrian traffic.

(A) *Applicability.* The provisions and standards of this chapter are applicable to:

(1) All streets, public and private, located within the Auburn City limits;
and,

(2) All streets shown on parcel maps and subdivision maps approved for filing with the County Recorder's Office within the Auburn City limits.

(B) *Street Name Index.* The Public Works Department shall maintain the Street Name Index to identify all official street names for existing streets within the incorporated areas of the City.

(C) *Approved Street Name List.* A list of street names which are not currently in use, but are approved for new or existing unnamed streets, shall be compiled and approved by the City Council and maintained by the Public Works Department.

(D) *Street Names Required.* Street names shall be required for:

(1) *New Streets.* Any new street shown on a parcel map or subdivision map shall be officially named concurrently with the approval of the Final Map.

(2) *Existing Streets.* Prior to the issuance of a building permit to construct an unnamed street, if a map is not applicable, street names for existing unnamed streets shall be assigned pursuant to this chapter.

(E) *Street Names.*

a. All street names shall be selected from the Approved Street Name List.

b. Applicants may request alternative street names, not on the Approved Street Name List, subject to City Council approval as follows:

(1) *Existing Streets.* An application shall be filed with the Public Works Department, with applicable fees as adopted by resolution by the City Council, requesting alternate street names with justification for said request. The City Council shall consider the request and may approve, conditionally approve, or deny the alternative street name application.

(2) *New Streets.* Alternate street names shown on a parcel map or subdivision may be considered by the City Council concurrently with approval of the Final Map, with applicable fees as adopted by resolution by the City Council, requesting alternate street names with justification for said request. The City Council shall consider the request and may approve, conditionally approve, or deny the alternative street name application.

c. Proposed street names shall not duplicate, nor too closely approximate phonetically, the name of any street in the city or the adjacent area. When streets are continuations of existing streets, the existing names shall be used. Names shall be coordinated with the United States Post Office.

(F) *Street Name Conformance.* With the exception of existing streets, all streets shall be known by the same name for the entire length of the street.

(G) *Right of City to Rename.* The City Council shall have the right to name or rename all city streets and private access or easements within the city.

§ 158.237 STREET NAME SIGNS.

The subdivider **applicant** shall erect a street name sign at each intersection. The location of the signs shall be as designated by the City Engineer.

(1973 Code § 9-3.1675 (Ord. 770, eff. 3-24-1982))

ATTACHMENT 2

RESOLUTION NO. 13-

RESOLUTION ADOPTING A FEE FOR ALTERNATE STREET NAME APPLICATIONS

THE CITY OF AUBURN DOES HEREBY RESOLVE:

That the City Council of the City of Auburn does hereby establish an at cost fee for Alternative Street Naming in accordance with Chapter 158.236 (E)(1) & (2) of the Auburn Municipal Code with an initial deposit of \$200.00 for processing of an Alternative Street Name application (**Exhibit A**).

DATED: August 26, 2013

Kevin Hanley, Mayor

ATTEST:

Stephanie L. Snyder

I, Stephanie L. Snyder, City Clerk of the City of Auburn, hereby certify that the foregoing resolution was duly passed at a regular meeting of the City of Auburn held on the 26th day of August, 2013 by the following vote on roll call:

Ayes:

Noes:

Absent:

Stephanie L. Snyder, City Clerk

EXHIBIT A

PUBLIC WORKS DEPARTMENT FEE SCHEDULE

The fees below represent deposits on project expenses. Any expenditure over the stated fee will be reimbursed to the City upon request.

Photo Copies.....	\$2.10 for 1 st 10 pages, .15¢ for each addl. Page + tax
Blueprint Copies.....	\$2.50 for 1 st copy & \$1.00 for addl. Copies + tax
Certificate of Compliance.....	\$301.00
Certificate of Correction/Map Amendment.....	\$100.00 deposit Towards Actual Costs
Encroachment Permit.....	5% of Project (min. \$37.00)
Final Map Checking.....	\$1,050 + \$21.00 / lot or unit
Grading Plan Review	
Residential Single Family Dwelling.....	\$74.00
Commercial and Industrial.....	\$200 deposit towards actual costs
Improvement Plan Review.....	\$500 + \$50.00 / lot Deposit towards actual costs
Inspection of Improvements and Grading Permits.....	5% of Project costs
Lot Line Adjustment.....	\$257.00
Off-Street Parking Plan Review.....	\$58.00
Parcel Map Checking.....	\$368.00 + \$26.00 / parcel
Sewer Connection.....	EDU Factor x 6465
Standard Specifications.....	(includes 8.25% sales tax)
Transportation Permit (Single trip).....	\$16.00
Transportation Permit (Blanket).....	\$58.00

EXHIBITS





CITY OF AUBURN

Planning Commission – Staff Report

Meeting Date: August 6, 2013

Prepared by: Lance E. Lowe, AICP, Associate Planner

EXHIBIT A

**ITEM NO.
IV-B**

ITEM IV-B: AN ORDINANCE REPEALING SECTION 158.236 AND ADDING NEW SECTIONS OF THE AUBURN MUNICIPAL CODE FOR STREET NAMING – ADMIN FILE – 303.1 (c).

REQUEST: Planning Commission Recommendation to the City Council on an Ordinance Repealing Section 158.236 and adding new sections of the Auburn Municipal Code for Street Naming.

RECOMMENDED MOTION (APPROVAL):

That the Planning Commission recommend that the City Council take the following actions:

- A. Adopt Resolution No. 13-14 (**Exhibit A**) to approve a Street Naming Ordinance Repealing Section 158.236 and adding new sections of the Auburn Municipal Code, as presented, or as amended by the Planning Commission, which includes the following actions:
 1. Adoption of a Categorical Exemption, prepared for the Street Naming Ordinance as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
 2. Adoption of Findings of Fact to approve the Street Naming Ordinance as presented in the Staff Report; and,
 3. Approval of the Street Naming Ordinance as presented in the Staff Report.

BACKGROUND:

On August 13, 2012, Mayor Hanley requested that the City Council consider: 1) Developing a process for naming future streets; and 2) Whether those street names should represent prominent people from Auburn's fascinating history. Upon discussion and consideration, the City Council unanimously (Motion: Hanley; Seconded: Kirby) adopted the following actions:

1. Directed the Streetscape History and Arts Advisory Committee (SHAAC) to examine Auburn's History and develop a list of 20 names for new streets that are currently not being used as per the City of Auburn Street Index;
2. Directed SHAAC to: (a) develop the list based on prominent people/places that had a very strong connection to Auburn and that made a positive contribution to Auburn; and (b) for each name/place provide a one-sentence description of why the street should be named after that particular person/place (criteria: no living person shall be nominated);

3. Directed SHAAC to provide the City Council with all 20 potential street names and their top 10 recommended street names that should be used for new street names in the Baltimore Ravine project and other future in-fill projects;
4. Directed Staff to review current city ordinances and return with any recommendations; and,
5. Directed staff to communicate with the developer and report back to City Council.

On January 28, 2013, the City Council directed staff to undertake an Ordinance Amendment of Chapter 158 entitled Subdivisions (**Attachment 1 – January 28, 2013 City Council Staff Report with Attachments and Exhibits**). Specifically, with respect to Street Naming, there are two sections contained in the Auburn Municipal Code (Sections 158.236 and 158.237) as follows:

§158.236 STREET NAMES.

Proposed street names shall not duplicate, or too closely approximate phonetically, the name of any street in the city or the adjacent area. When streets are continuations of existing streets, the existing names shall be used. Names shall be coordinated with the United States Post Office (1973 Code, §9-3.1665)(Ord. 770, eff. 3-24-1982).

§158.237 STREET NAME SIGNS.

The sub-divider shall erect a street name sign at each intersection. The location of the signs shall be as designated by the City Engineer (1973 Code, §9-3.1665)(Ord. 770, eff. 3-24-1982).

Other than the two code sections noted above, the Auburn Municipal Code is silent on road naming processes and standards.

PROJECT DESCRIPTION/ANALYSIS:

As directed by the City Council, staff reviewed the current city ordinances and has prepared an ordinance amendment for Planning Commission consideration thereby repealing section 158.236 and adding new sections of the Auburn Municipal Code relating to street naming.

The Street Naming Ordinance (**Attachment 1 of Exhibit A**)(§158.236 *et. seq.*) repeals section 158.236 and adds new provisions to the Auburn Municipal Code thereby codifying regulations for Street Naming.

As drafted, the proposed ordinance amends the City of Auburn Municipal Code by adding the following section headings: 1) Purpose; 2) Applicability; 3) Street Name Index; 4) Approved Street Names List; 5) Street Names Required; 6) Street Names; 7) Street Name Conformance; 8) Right of City to Rename; and, 9) Street Name Signs, as further described below:

1. Section 158.236 Purpose:

The Purpose Section provides the basis and rationale for adopting the Street Naming Ordinance. Specifically, considering the lack of specific codified regulation currently, the proposed ordinance aims to provide the minimum standards for Street Naming in the City of Auburn.

2. Section 158.236 (A) Applicability.

Street Names shall be required for:

- (1) All streets, public and private, located within the Auburn City limits; and,
- (2) All streets shown on parcel maps and subdivision maps, approved for filing with the County Recorder's Office within the Auburn City limits.

3. Section 158.236 (B): Street Name Index.

The Public Works Department currently maintains a list of street names within the city. Proposed street names will be checked against the existing list to ensure that no duplicates or phonetically close street names are added to the list selected by the Streetscape History and Arts Advisory Committee.

4. Section 158.236 (C): Approved Street Name List.

As directed by the City Council, the Streetscape History and Arts Advisory Committee (SHAAC) is in the process of developing a list of 20 names for new streets that are currently not being used as per the City of Auburn Street Index.

The SHAAC recommended list of 20 names and approved by the City Council will constitute the initial adopted City of Auburn Street Name list maintained by the Public Works Department.

Applicants requiring a street name may select the street names from the list concurrently with approval of the Final Map for their project or prior to the issuance of the first building permit, if a map is not applicable, as described below.

5. Section 158.236 (D) Street Names Required.

There are essentially two scenarios where new street names would be required: 1) For any new subdivision created by a Parcel or Subdivision Map; or, 2) For antiquated subdivisions where a map is not required. Accordingly, street names shall be required for:

- (1) *New Streets.* Any new street shown on a parcel map or subdivision map shall be officially named concurrently with the approval of the Final Map.
- (2) *Existing Streets.* Prior to the issuance of the first building permit, if a map is not applicable, proposed street names for existing unnamed streets shall be taken from the approved list, except as provided below.

6. Section 158.236 (E) Street Names.

Applicants may request alternative street names, not on the approved street name list, subject to City Council approval as follows:

(1) *Existing Streets.* For existing unnamed street names, an application shall be filed with the Public Works Department, with applicable fees as adopted by resolution by the City Council, requesting alternate street names with justification for said request. The City Council shall consider the request and may approve, conditionally approve or deny the alternative street name application.

Staff anticipates that the estimated actual costs to process an application are \$200.00. Staff recommends that application fees be a \$200.00 deposit towards actual costs of processing the application.

(2) *New Streets.* Alternate street names shown on a parcel map or subdivision map may be considered by the City Council concurrently with approval of the Final Map.

Existing Fees for Parcel Maps and Subdivision Maps are \$368.00 + \$26.00 per parcel and \$1.050 + 21.00 per parcel respectively. Considering that alternative street names will be an additional task to be requested, staff also recommends that application fees be a \$200.00 deposit towards actual costs of processing the application. Staff anticipates that the estimated actual costs to process an application are \$200.00.

Section 158.236 (c) contains verbatim text from the existing Section 158.236. The section text will remain the same as noted below; however, the nomenclature is proposed to be changed.

Proposed street names shall not duplicate, or too closely approximate phonetically, the name of any street in the city or adjacent area. When streets are continuations of existing streets, the existing names shall be used. Names shall be coordinated with the United States Post Office.

7. Section 158.236 (F) Street Name Conformance.

With the exception of existing streets, all streets shall be known by the same name for the entire length of the street.

8. Section 158.236 (G) Right of City to Rename.

The City Council shall have the right to name or rename all city streets and private access or easements within the city.

9. Section 158.237 Street Name Signs.

Section 158.237 is amended to require not only the subdivider, but an applicant to install street name signs at each intersection, under the direction of the City Engineer.

ENVIRONMENTAL DETERMINATION:

The Auburn Community Development Department reviewed this project for compliance with the California Environmental Quality Act (CEQA) and found it to be Statutorily Exempt in accordance with the provisions of CEQA per Section 15061 (b)(3) of the CEQA Guidelines.

ATTACHMENT:

1. January 28, 2013 City Council Staff Report with the following Attachments & Exhibits:

Attachments:

1. Mayor Hanley's City Council Staff Report dated August 13, 2012
2. City Council Minutes dated August 13, 2012
3. Sections 158.236 and 158.237 of the Auburn Municipal Code
4. City of Auburn General Plan Existing Street System Functional Classification
5. Baltimore Ravine Specific Plan Land Use Map
6. Street Naming Process Survey

Exhibit:

- A. Resolution No. 13-11 City Council Resolution Initiating An Ordinance Amendment of Chapter 158 to Establish Standards For Street Names in the City of Auburn.

EXHIBIT:

- Exhibit A –** Planning Commission Resolution No. 13-14 with Attached Street Naming Ordinance.



ATTACHMENTS



Report to the Auburn City Council

ATTACHMENT 1

Action Item

9

Agenda Item No.

City Manager's Approval

To: Mayor and City Council Members
From: Lance E. Lowe, AICP, Associate Planner
Date: January 28, 2013
Subject: Street Naming Process for Auburn: Initiation of Ordinance Amendment of Chapter 158 of the Auburn Municipal Code to Establish a Process and Standards for Street Naming

The Issue

Should the City Council Initiate an Ordinance Amendment to Establish a Process and Standards for Street Naming?

Conclusions and Recommendations

Staff recommends that the City Council take the following actions:

By Resolution (**Exhibit A**) direct staff to initiate an ordinance amendment of Chapter 158 to establish a process and standards for street naming, as discussed herein.

Background

On August 13, 2012, Mayor Hanley requested that the City Council consider: 1) Developing a process for naming future streets; and, 2) Whether those street names should represent prominent people from Auburn's fascinating history (**Attachment 1 – August 13, 2012 City Council Staff Report**). Upon discussion and consideration, the City Council unanimously (Motion: Hanley; Seconded: Kirby) adopted the following actions (**Attachment 2 – August 13, 2012 City Council Excerpt Minutes**):

1. Directed the Streetscape History and Arts Advisory Committee (SHAAC) to examine Auburn's History and develop a list of 20 names for new streets that are currently not being used as per the City of Auburn Street Index;
2. Directed SHAAC to: (a) develop the list based on prominent people/places that had a very strong connection to Auburn and that made a positive contribution to Auburn; and (b) for each name/place provide a one-sentence description of why the street should be named after that particular person/place (criteria: no living person shall be nominated);

3. Directed SHAAC to provide the City Council with all 20 potential street names and their top 10 recommended street names that should be used for new street names in the Baltimore Ravine project and other future in-fill projects;
4. Directed staff to review current city ordinances and return with any recommendations; and,
5. Directed staff to communicate with the developer and report back to City Council.

Project Description

As directed by the City Council, staff has reviewed the city ordinances and communicated with the Baltimore Ravine Specific Plan developer. Below, staff has prepared a brief road naming description and process for City Council consideration. Also directed by the City Council above in items 1 – 3, SHAAC has conducted preliminary research and will present those findings in a separate City Council report. A brief discussion and analysis of items 4 and 5 above is outlined below for City Council consideration:

4. Directed staff to review current city ordinances and return with any recommendations:

The Community Development Department staff has reviewed the current city ordinances and recommends that the City Council initiate an ordinance amendment of Chapter 158 entitled Subdivisions. Specifically, with respect to street naming, there are two Sections contained in the Auburn Municipal Code (*Sections 158.236 and 158.237*) that relate to street naming (**Attachment 3 – Sections 158.236 & 158.237 of the Auburn Municipal Code**):

§158.236 STREET NAMES.

Proposed street names shall not duplicate, nor too closely approximate phonetically, the name of any street in the city or the adjacent area. When streets are continuations of existing streets, the existing names shall be used. Names shall be coordinated with the United States Post Office (*1973 Code, §9-3.1665*) (*Ord. 770, eff. 3-24-1982*).

§158.237 STREET NAME SIGNS.

The sub-divider shall erect a street name sign at each intersection. The location of the signs shall be as designated by the City Engineer (*1973 Code, §9-3.1665*) (*Ord. 770, eff. 3-24-1982*).

Other than the two sections cited above, the Auburn Municipal Code is silent on road naming processes and standards. Consequently, staff recommends that the City Council initiate an ordinance amendment to augment Sections 158.236 and 158.237 thereby establishing a process and standards by which street names are assigned. Upon direction by the City Council to commence preparation of a street naming ordinance, staff will prepare a street naming ordinance with the following considerations:

A. Street names may apply to all streets, including arterials, collectors and local streets within the city or may apply to only to arterials and/or collectors:

A hierarchy of streets is proposed for the Baltimore Ravine Specific Plan and exists within the City of Auburn. The street hierarchy includes *Arterials*, *Collectors*, and *Local Streets* as further described below and illustrated in **Attachment 4 - City of Auburn General Plan Existing Street System Functional Classification**:

- *Arterials* – Major streets providing through service to industrial and commercial areas and between cities (Nevada Street, Auburn Folsom Road, etc.);
- *Collectors* – Streets that collect traffic from local streets within residential areas (Auburn Ravine Road, Dairy Road, Sacramento, etc.);
- *Locals* – Streets whose primary purpose is to provide access to individual properties (Robie Dr, Riverview Drive, Sunrise Ridge Circle, Incline, etc.).

With respect to the Baltimore Ravine Specific Plan, approximately seven (7) collector streets (Streets A through D, Herdal-Werner Connector, etc) are planned to be constructed to serve the Specific Plan area. The collector streets will serve a number of local residential streets when each of the residential neighborhoods are constructed. In addition to the approximately seven (7) collector streets, it is anticipated that twenty (20) to forty (40) local streets would be constructed to serve each of the residential neighborhoods (**Attachment 5 – Baltimore Ravine Specific Plan Land Use Map**). Accordingly, the street naming ordinance applies only to arterials and collectors, than a list of twenty (20) names should suffice for future street naming. However, if the street naming ordinance applies to all streets (i.e. arterials, collectors and local streets) then the list would have to be expanded to accommodate all future streets; albeit the additional names would not be required for several years.

B. Staff proposes to make the street naming ordinance mandatory to all projects with an option for applicants to propose alternatives.

Staff anticipates that an applicant will generally have little objection to the City's mandatory street name list from which to choose from. However, if an applicant wishes to propose alternatives, staff recommends that the ordinance contain provisions that require City Council approval to deviate from the City's road naming list.

5. Directed staff to communicate with the developer and report back to City Council:

The Community Development Department staff consulted with Stephen L. Des Jardins, the Baltimore Ravine Specific Plan Developer, regarding the City's contemplated mandatory street naming ordinance. Considering that the Baltimore Specific Plan Project is still in the design phase and Mr. Des Jardins has yet to begin marketing the project, Mr. Des Jardins has indicated that he no objection and/or comment at this time.

Analysis

In review of the City's ordinances and regulations, staff recommends that an ordinance amendment be initiated to codify regulations for street naming. Specifically, amendment of Chapter 158 (known and cited as the Subdivision Regulations of the City of Auburn) should be completed to augment Sections 158.236 and 158.237 of the Auburn Municipal Code thereby establishing a process and standards for street naming. Note that although, the Sections are known and cited as the Subdivision Regulation of the City of Auburn, additional provisions will be provided for street naming where a division of property does not occur (i.e. apartments, condominiums, etc.).

The Community Development Department anticipates that the street naming ordinance amendment will take approximately 3-4 months to complete and will entail at least one public hearing at both the Planning Commission (advisory body) and City Council.

The Community Development Department also conducted a brief survey of other jurisdictions' road naming procedures. The conclusions of that survey are attached herewith as **Attachment 6 – (Street Naming Protocol Survey)**.

Alternatives Available to Council; Implications of Alternatives

1. Initiate ordinance amendment. Staff will proceed with ordinance amendment of Chapter 158 to establish standards for street naming; or,
2. Provide further direction to staff.

Fiscal Impact

The staff costs incurred by the Community Development Department in the preparation of the draft Road Naming ordinance, in consultation with the City Attorney, have been budgeted.

Additional Information

Please see the following attachments for more details:

ATTACHMENTS –

1. Mayor Hanley's City Council Staff Report dated August 13, 2012
2. City Council Minutes dated August 13, 2012
3. Sections 158.236 and 158.237 of the Auburn Municipal Code
4. City of Auburn General Plan Existing Street System Functional Classification
5. Baltimore Ravine Specific Plan Land Use Map
6. Street Naming Process Survey

EXHIBIT –

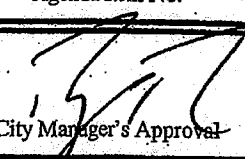
- A. Resolution No. 13-____ A Resolution Initiating An Ordinance Amendment of Chapter 158 to Establish Standards for Street Names in the City of Auburn



ATTACHMENTS



Report to the Auburn City Council

Action Item
ATTACHMENT 1
Agenda Item No. 10
 City Manager's Approval

To: Vice Mayor and Councilmembers
From: Mayor Kevin Hanley
Date: August 13, 2012
Subject: Street Naming Process for Auburn

The Issue

Should the City of Auburn develop a process for naming future streets and should those street names represent prominent people from Auburn's fascinating history?

Conclusion and Recommendation

1. Direct the Streetscape History and Arts Advisory Committee (SHAAC) to examine Auburn's history and develop a list of 20 one-word names for new streets that are currently not being used as per the City of Auburn Street Index.
2. Direct SHAAC to: (a) develop the list of one-word names based on prominent people who had a very strong connection to Auburn and who made a positive contribution to Auburn; and (b) for each one word name provide a one-sentence description of why the street should be named after that particular person.
3. Direct SHAAC to provide the City Council with all 20 potential street names and their top 10 recommended street names that should be used for new street names in the Baltimore Ravine project and other future in-fill projects.
4. Direct the Mayor to ask the Auburn Journal if they would want to conduct a reader election to determine, based on SHAAC's list of 20 street names, the top 10 names for future streets in Auburn.
5. Direct staff to review current city ordinances and return with any recommendations.

Background

Current City of Auburn practice, like most cities, is to allow the developer to name new streets as the development is completed. But if the out-of-town developer is not familiar with Auburn's rich history, this policy can result in boring and generic names like "Birch

Avenue" or faddish names, say representing a Tuscan theme, that has nothing to do with Auburn's fascinating history.

I don't want this to happen when Baltimore Ravine is developed and new streets are named. When Baltimore Ravine is developed there will be 6 to 8 new streets that will need a name. I believe that the city and Auburn residents should select the names of all future streets in Auburn. The City Council should set up a process of providing at least 10 available names for all new streets in the Baltimore Ravine project and other in-fill projects. I believe that the name of each new street should be after a prominent person with a strong connection to Auburn and who made a positive contribution to our town.

In the past, in some of our older neighborhoods, Auburn has recognized people who made significant contributions to our history by honoring them with a street name. For instance, we have streets with the following names: Birdsall, Blocker, Chamberlain, Robie, Poet Smith, Mikkelson, and Walsh. The City Council recently approved the naming of a street after WWII fighter ace, Bud Anderson.

But there are quite a few prominent people in Auburn's history who do not have streets named after them. For instance, a new street could be named after Claude Chana, who discovered gold in the Auburn Ravine in May 1848, Jean Baptiste Charbonneau, Auburn's connection to the famous Lewis and Clark Expedition, or Stacy Draglia, the Olympic Gold Medalist in the pole vault in 2000. In developing potential names for tiles in Central Square, the Streetscape History and Arts Advisory Committee (SHAAC) has already developed lists of names of prominent residents of Auburn that could be used for street naming purposes.

I propose the following process. First, the City Council should direct the SHAAC to examine Auburn's history and develop a list of 20 one-word names for streets that are currently not being used as per the City of Auburn Street Index. Second, SHAAC should propose to the City Council the top 10 names that should be used for street names in the Baltimore Ravine project and other in-fill projects. Each one-word name of the street should be accompanied by a one-sentence description of why the street should be named after that particular person. *Attachment A* includes my list of 10 potential street names for SHAAC's consideration.

The City Council should consider involving Auburn area residents to participate in the street naming process. The second part of this process would be to ask the Auburn Journal if they want to involve their readers in selecting the top 10 street names. The City

Council could submit the top 20 street names create by the SHAAC to the Auburn Journal for them to publish a paper and/or web-based ballot. The ballot would have the one-word name of the street and the one-sentence explanation of why that person deserves to have a new street named after him or her. Like the "Best of the Best" contest, the Auburn Journal could run this election and let the city know the results of the top 10 names. The city could honor the election results of how many votes each of the 20 proposed street names received. This "election" could generate an interesting discussion about Auburn's history. If the Auburn Journal does not want to participate, the City Council could decide the top 10 future street names after receiving input from SHAAC and the public.

Alternatives Available to Council; Implications of Alternatives

Allow the developer of the Baltimore Ravine project designate all the street names.

Fiscal Impact

Absorbable costs by SHAAC.

Attachment A – Mayor Hanley's 10 Potential Street Names.

Name a Street Ballot

(Listed in alphabetical order)

<u>Street Name</u>	<u>Justification for the Street Name</u>
Beecher	Auburn resident Mark Beecher, also known as "Klondike Ike," established the Auburn Community Foundation and the "Beecher Room" at the Auburn Library in 1973.
Chana	Claude Chana was a French immigrant who discovered gold in the Auburn Ravine on May 16, 1848.
Charbonneau	Jean Baptiste Charbonneau, son of Sacajawea and Toussaint Charbonneau was the youngest member of the Lewis Clark Expedition; the only infant depicted on an American coin and worked in Auburn (1848-1866).
Crutcher	William Crutcher was the Deputy Sheriff in the famous shootout that ended the infamous career of Rattlesnake Dick.
Draglia	Stacy Draglia, an Auburn native, became the first to win an Olympic Gold Medal in women's pole vaulting in 2000.
Eulalie	Auburn resident Mary Fay "Eulalie" Shannon was California's first woman poet.
Gordon	Selma Gordon was the first woman Mayor of Auburn and helped organized the city-county library merger.
Holladay	Samuel Holladay (1822-1914), Auburn's first judge or Alcade, takes credit for naming Auburn in August 1849 after hearing William Gwynn's recitation of the poem "Sweet Auburn."
Lardner	William Lardner was a City & District Attorney, state legislator, and he helped build the opera house, library and lumber mill.
McCann	Vernon McCann was the business manager of the Auburn Journal and vigorous supporter of the community and the inspiration for the annual "McCann Award."

CITY COUNCIL MINUTES
August 13, 2012
REGULAR SESSION

The Regular Session of the Auburn City Council was held in the Council Chambers, City Hall, 1225 Lincoln Way, Auburn, California on Monday, August 13, 2012 at 6:00 p.m. with Mayor Hanley presiding and City Clerk Joseph G.R. Labrie recording the minutes.

CALL TO ORDER

ROLL CALL:

Council Members Present: Keith Nesbitt, J. M. "Mike" Holmes, William W. Kirby, Bridget Powers, Kevin Hanley

Council Members Absent: None

Staff Members Present: City Manager Robert Richardson, City Attorney Michael Colantuono, Community Development Director Will Wong, Fire Chief Mark D'Ambrogi, Public Works Director Bernie Schroeder, Transit Analyst Megan Siren, Associate Planner Lance Lowe, Administrative Services Director Andy Heath and Police Chief John Ruffcorn.

By **MOTION** adjourn to a Closed Session under Government Code Section 54957.6

MOTION: Nesbitt/ Powers/ unanimously approved by voice

1. **Conference with Labor Negotiators:**
(G.C. 54957.6)

Agency Designated Representatives: Robert Richardson, Patrick Clark

Employee Group: Auburn Police Officers Association

REPORT OUT OF CLOSED SESSION
No reportable action.

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

The agenda was approved as presented by consensus of the Council.

Council Member Powers asked about mid-year budget adjustments and identified projects.

Council Member Holmes asked for further information regarding Streetscape future phases, the LED Light Conversion project funding, the Sewer Collection System, and the Palm Avenue Safe Routes to School project.

City Manager Robert Richardson said he will be providing the Council more details in regards to financing before the CIP is finalized.

Mayor Hanley asked for a Brewery Lane Parking Lot status update. Council Member Holmes said after negative feedback during a public hearing, it was decided not to move forward with the proposed parking plan.

City Manager Robert Richardson also provided an update on the Brewery Lane parking lot project.

Mayor Hanley said he would like to see the Brewery Lane project on the CIP, even if unfunded. He spoke of the helpful layout of the CIP. He said the street overlay program should be looked at to confirm it has adequate funding.

Richard Sanborn, resident of Auburn, asked if Brewery Lane is listed on the street overlay project. He said he is concerned with the current condition of the road. He continued to address issues with Brewery Lane.

Bernie Schroeder addressed his question and indicated where it is located in the plan.

10. **Street Naming Process for Auburn**

Mayor Hanley introduced this item. He said currently a developer is allowed to name new city streets. He said he would like to see the history of Auburn honored through the SHAAC committee and develop a list of potential street names for future use (specifically in the Baltimore Ravine project). He said he would like this process to include the public's participation through the Auburn Journal.

Council Member conversations followed regarding whether the list of street names would be mandatory or up to the developer's discretion. Council Member Powers said she has concerns about forcing the developer to use city issued street names. Council Member Kirby said he disagrees and feels the community should have a say in the local street names.

Council Member Holmes asked for clarification on the details of the list and SHAAC's involvement. He spoke of other housing developments in Auburn and how those street names were determined.

Mayor Hanley said he would like to see SHAAC come up with 20 potential street names. He said the SHAAC has studied the history of Auburn and includes the City Historian. He said he would like the list of 20 names, in front of City Council to determine the final top ten list.

Council Member Nesbitt said he agrees that this is an appropriate task for the SHAAC committee.

Michael Otten, resident of Auburn, spoke in favor of the idea. He said the Post Office should be contacted to confirm the street names do not already exist. He suggested street names for the Baltimore Ravine area based on the history of that area. He spoke in opposition of making it a "popularity contest" through the local newspaper.

Richard Sanborn, resident of Auburn, said some existing street names are confusing. He said the names should be reviewed. He said all city thoroughfares should be named.

Mayor Hanley said a city street index should be used to confirm the street names do not already exist. He said he feels it is the consensus of the Council to not send this as a "voting" item to be published in the Auburn Journal.

Council Member Powers said she is not opposed to the concept of naming streets after great people of the community, but is concerned they are all one-word names. She said this will affect the Baltimore Ravine project and the developer should be contacted prior. She asked if other communities have done this in the past.

Council Member Kirby said this is a great idea, and work in progress. He said he supports street names that are not limited to just people, but possible historic places appropriate for that area.

Council Member Nesbitt said he supports the idea and also feels the names should not be limited to "one-word". He feels a discussion can be had with the developer to come to an agreement on street names.

Council Member Holmes said he would like to see criteria to say "no living person" would be included in the possible street name list.

By **MOTION:**

1. Direct the Streetscape History and Arts Advisory Committee (SHAAC) to examine Auburn's history and develop a list of 20 names for new streets that are currently not being used as per the City of Auburn Street Index.
2. Direct SHAAC to: (a) develop the list based on prominent people/ places that had a very strong connection to Auburn and that made a positive contribution to Auburn; and (b) for each name/place provide a one-sentence description of why the street should be named after that particular person/place (criteria: no living person shall be nominated)
3. Direct SHAAC to provide the City Council with all 20 potential street names and their top 10 recommended street names that should be used for new street names in the Baltimore Ravine project and other future in-fill projects.
4. Direct staff to review current city ordinances and return with any recommendations.
5. Direct staff to communicate with the developer and report back to City Council.

MOTION: Hanley/ Kirby/ Approved 5:0

REPORTS

11. City Council Committee Reports

Council Member Nesbitt reported on the SHAAC committee and their work on engraving tiles in Central Square and their discussion on the future for the third interpretative sign possibly holding a "walking map".

Council Member Holmes said for the past three weekends, the Placer Community Theater has presented the Nine-to-Five musical benefitting Auburn Cancer Endowment Fund. He reported on the "Walking Tour" map being put together by the City Historian. He reported the Placer County Air Pollution District budget was approved this last week and says he hopes we will be applying for more "Clean Air Grants". He reported that the Executive Director of the California Air Resources Board gave a presentation on AB 32 regarding reducing greenhouse gases.

Council Member Powers reported on the Economic Development Commission marketing campaign to bring businesses into Auburn.

City Manager Robert Richardson also spoke about the EDC Campaign. He said the first release was to 1,700 manufacturing CEO's and the

§ 158.234 PRIVATE STREETS.

Private streets, alleys or ways shall not be permitted unless approved by the Advisory Agency and/or the Council, and then only under conditions which guarantee the construction and continued maintenance thereof.

(1973 Code, § 9-3.1655) (Ord. 770, eff. 3-24-1982)

§ 158.235 EFFECT OF STREET LAYOUT ON ADJOINING PROPERTY.

The street layout shall be designed to provide for the future street design of property adjoining the subdivision.

(1973 Code, § 9-3.1660) (Ord. 770, eff. 3-24-1982)

§ 158.236 STREET NAMES.

Proposed street names shall not duplicate, nor too closely approximate phonetically, the name of any street in the city or the adjacent area. When streets are continuations of existing streets, the existing names shall be used. Names shall be coordinated with the United States Post Office.

(1973 Code, § 9-3.1665) (Ord. 770, eff. 3-24-1982)

§ 158.237 STREET NAME SIGNS.

The subdivider shall erect a street name sign at each intersection. The location of the signs shall be as designated by the City Engineer.

(1973 Code, § 9-3.1670) (Ord. 770, eff. 3-24-1982)

§ 158.238 TRAFFIC SIGNS.

The subdivider shall install regulatory signs as required by the City Engineer.

(1973 Code, § 9-3.1675) (Ord. 770, eff. 3-24-1982)

§ 158.239 MAILBOXES.

Mailboxes shall be located at such locations as required by the City Engineer and the United States Post Office.

(1973 Code, § 9-3.1680) (Ord. 770, eff. 3-24-1982)

§ 158.240 TREES.

Construction activities around trees shall comply with the provisions of the Tree Preservation Ordinance (Chapter 161).

(1973 Code, § 9-3.1685) (Ord. 770, eff. 3-24-1982)

WATER SUPPLY AND FIRE PROTECTION**§ 158.250 WATER SUPPLY SYSTEM.**

The water supply system shall be constructed in accordance with the standard specifications of the Placer County Water Agency. Water mains shall be not less than 6 inches in diameter when installed as part of an approved "looped system" or a minimum of 8 inches if installed as an approved "dead end line," unless otherwise specified by the City Engineer.

(1973 Code, § 9-3.1710) (Ord. 770, eff. 3-24-1982)

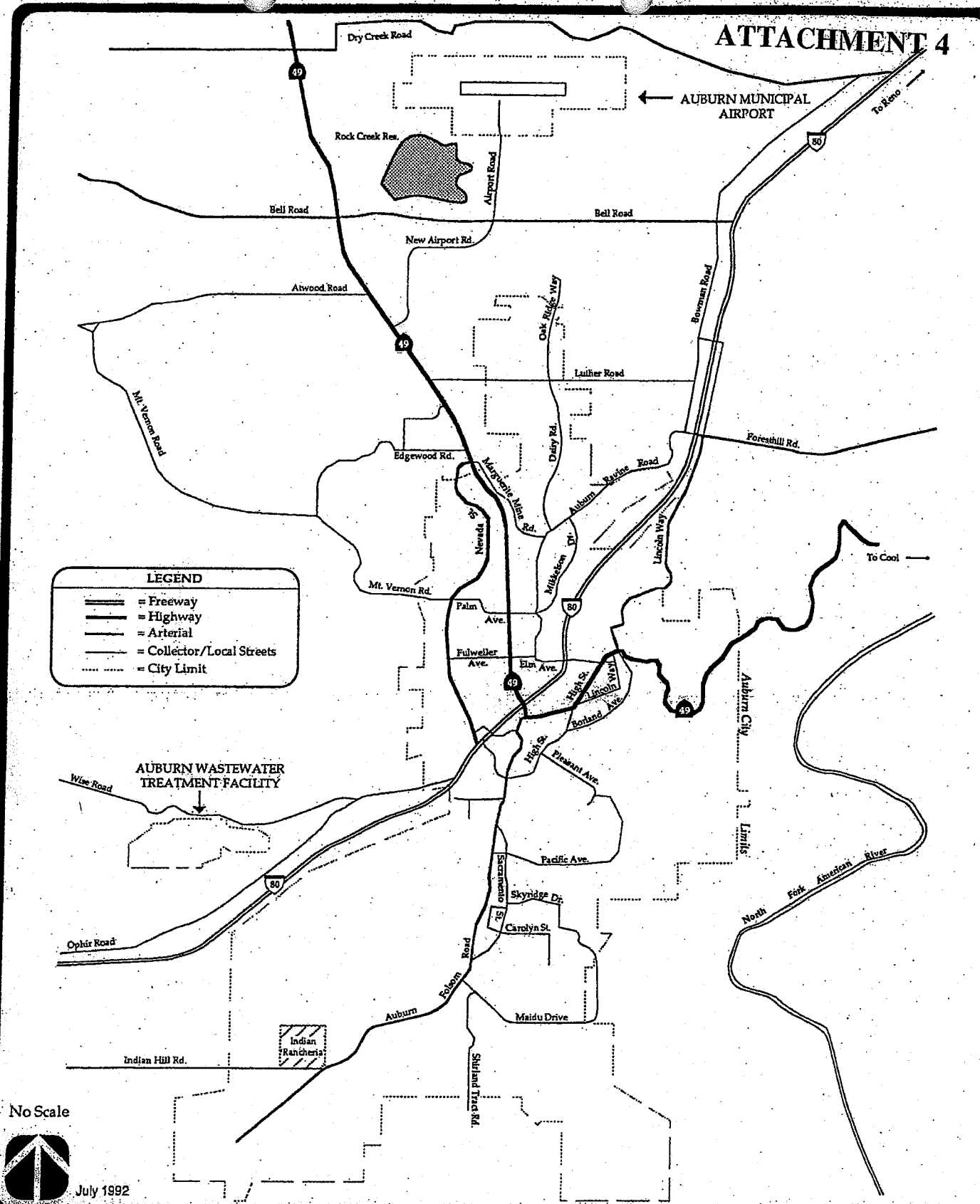
§ 158.251 FIRE HYDRANTS.

Fire hydrants shall be installed of a type and at locations as shown on the plans as approved by the Fire Chief and the City Engineer.

(1973 Code, § 9-3.1715) (Ord. 770, eff. 3-24-1982)

§ 158.252 WATER SERVICES.

In any subdivision in which water mains and street improvements have been or are to be installed, the subdivider, before paving or otherwise completing the surface of the streets, shall install water service, excluding the water meter, to the back of the curb for



CITY OF AUBURN GENERAL PLAN EXISTING STREET SYSTEM FUNCTIONAL CLASSIFICATION

Harland Bartholomew & Associates, Inc.

**FIGURE
V-1**

Page V-7

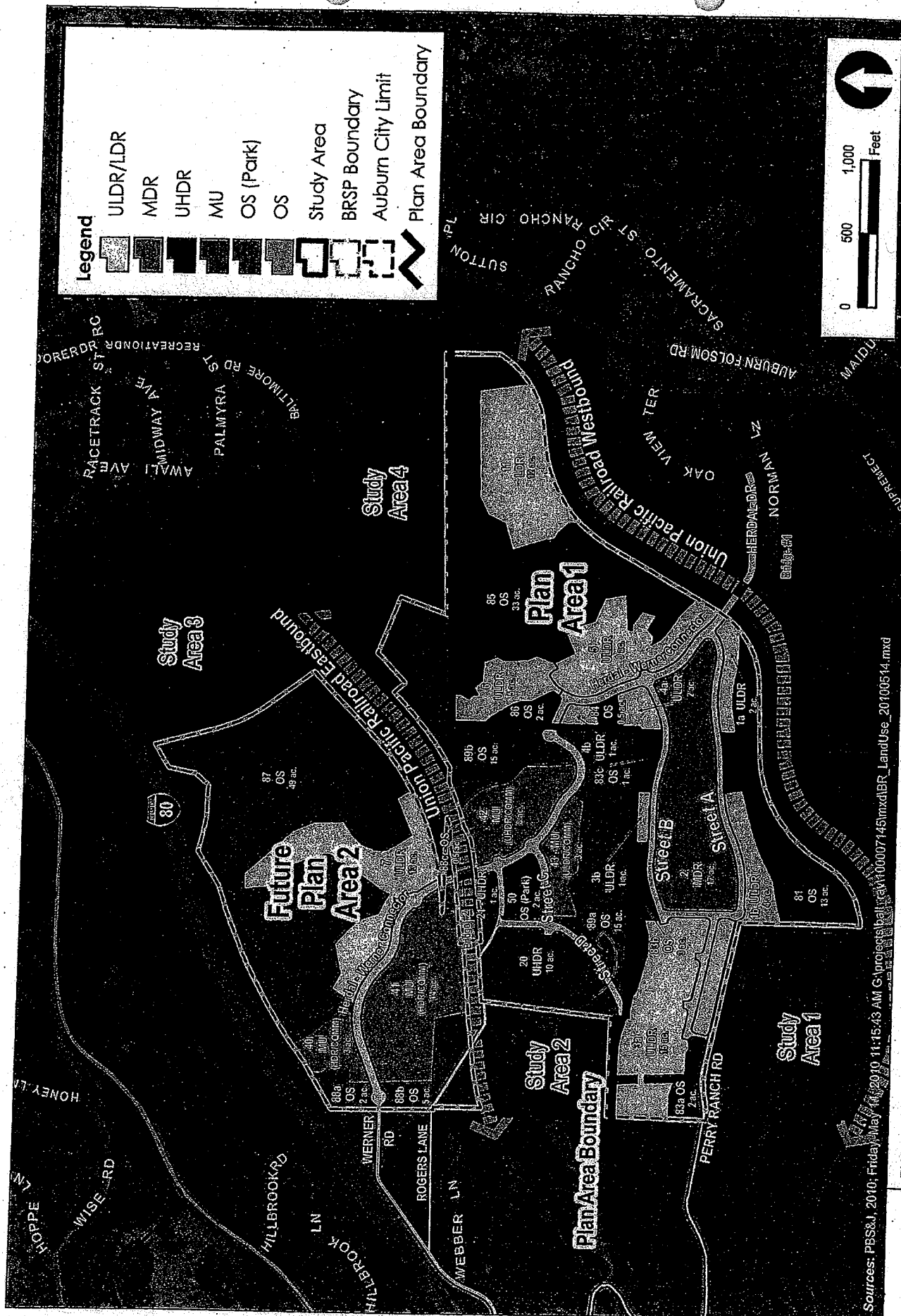


FIGURE 3-4
Baltimore Ravine Specific Plan Land Use Plan

STREET NAMING PROTOCOLS

Cities	Public Road	Private Road	Changing Street Name
Auburn	Streets named with approval of subdivision map.		Council approval.
Folsom	Streets named with approval of subdivision map per naming policies maintained by CDD.		
Grass Valley	Streets named with approval of subdivision map.	Property owner petition with Council approval.	Property owner petition with Council approval.
Lincoln	Major streets and collector streets – review & recommendation by Theme and Naming Committee; approval by City Council		Review & recommendation by Theme and Naming Committee; approval by City Council
Nevada City	Streets named with approval of subdivision map.		
Rocklin	Streets named with approval of subdivision map.		
Roseville	Streets named with approval of subdivision map. Names may have relationship to one another and may be named after a historical figure.		
Truckee	Streets named with approval of subdivision map.		
Counties			
Placer	Streets named with approval of subdivision map. Historically significant names acceptable.	Naming and Re-naming - Property owner petition with approval by Public Works. Historically significant names acceptable.	Public road - Property owner petition with Planning Commission review and Board approval. Historically significant names acceptable.
Nevada	Streets named with approval of subdivision map.	Planning Department approval.	Public road – Planning Commission approval; private road – Planning Department approval.
El Dorado	Streets named with approval of subdivision map. Historically significant names acceptable.	Property owner petition with approval by Surveyor's Office.	Property owner petition with approval by Surveyor's Office.

EXHIBITS




RESOLUTION NO. 13-11

A RESOLUTION INITIATING AN ORDINANCE AMENDMENT OF CHAPTER 158 TO
ESTABLISH STANDARDS FOR STREET NAMES IN THE CITY OF AUBURN

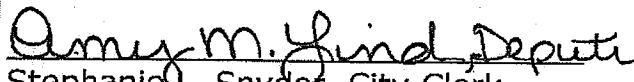
THE CITY COUNCIL OF THE CITY OF AUBURN DOES HEREBY RESOLVE:

That the City Council of the City of Auburn does hereby direct City Staff
to initiate an ordinance amendment of Chapter 158 to establish standards for
street names in the City of Auburn.

DATED: January 28, 2013


Kevin Hanley, Mayor

ATTEST:

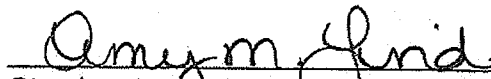

Stephanie L. Snyder, City Clerk

I, Stephanie L. Snyder, City Clerk of the City of Auburn, hereby certify
that the foregoing resolution was duly passed at a regular meeting of the City
of Auburn held on the 28th day of January 2013 by the following vote on roll
call:

Ayes: Nesbitt, Holmes, Kirby, Powers, Hanley

Noes:

Absent:


Stephanie L. Snyder, City Clerk

EXHIBITS



PLANNING COMMISSION RESOLUTION NO. 13-14

**A RESOLUTION OF THE CITY OF AUBURN PLANNING COMMISSION
RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE
REPEALING SECTION 158.236 AND ADDING NEW SECTIONS OF THE AUBURN
MUNICIPAL CODE FOR STREET NAMING
(ADMIN FILE# 303.1(c))**

Section 1. The City of Auburn Planning Commission held a public hearing at its regular meeting of August 6, 2013 to consider a recommendation to the City Council to adopt an ordinance for Street Naming.

Section 2. The City of Auburn Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the August 6, 2013, meeting.
2. The draft text amendment of various sections of the Auburn Municipal Code.
3. Staff presentation at the public hearing held on August 6, 2013.
4. Public comments, both written and oral, received and/or submitted at or prior to the public hearing.
5. All related documents received and/or submitted at or prior to the public hearing.
6. The City of Auburn General Plan, Zoning Ordinance, and all other applicable regulations and codes.

Section 3. In view of all of the foregoing evidence, the City of Auburn Planning Commission recommends the following:

1. The Auburn Community Development Department reviewed this project for compliance with the California Environmental Quality Act (CEQA) and found it to be Statutorily Exempt in accordance with the provisions of CEQA per Section 15061 (b)(3) of the CEQA Guidelines.
2. The adoption of the Street Naming Ordinance is consistent with the goals, objectives and policies of the City's General Plan; and,
3. The adoption of the Street Naming Ordinance is the minimum necessary to protect the health, safety and general welfare.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission hereby recommends adoption of a Statutory Exemption in accordance with Section 15061 (b)(3) of the California Environmental Quality Act (CEQA) and Guidelines.

Section 5. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission hereby recommends that the City

Council approval the Street Naming Ordinance, as recommended by the Planning Commission attached herewith as *Attachment 1*.

Section 6. In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission, upon motion by Commissioner _____ and seconded by Commissioner _____ hereby recommends adoption of the Categorical Exemption and recommends that the City Council adopt the Mobile Food Vending Ordinance, as recommended by the Planning Commission and carried by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

PASSED AND RECOMMENDED this 6th day of August, 2013.

Chairman, Planning Commission
of the City of Auburn, California

ATTEST: _____
Community Development Department

ORDINANCE NO. 13- _____

AN ORDINANCE OF THE CITY OF AUBURN REPEALING SECTIONS 158.236
AND ADDING NEW SECTIONS OF THE AUBURN MUNICIPAL CODE
ESTABLISHING STREET NAMING REGULATIONS

Attachment 1

CHAPTER 158: STREET NAMING

158.236	Purpose
158.236 (A)	Applicability
158.236 (B)	Street Name Index
158.236 (C)	Approved Street Name List
158.236 (D)	Street Names Required
158.236 (E)	Street Names
158.236 (F)	Street Name Conformance
158.236 (G)	Right of City to Rename
158.237	Street Name Signs

§ 158.236 PURPOSE

This chapter establishes standards for the naming of streets and the location of required signage. As used in this chapter, "streets" includes roads, alleyways, and similar rights of way for public and private vehicle and pedestrian traffic.

(A) *Applicability.* The provisions and standards of this chapter are applicable to:

(1) All streets, public and private, located within the Auburn City limits;
and,

(2) All streets shown on parcel maps and subdivision maps approved for filing with the County Recorder's Office within the Auburn City limits.

(B) *Street Name Index.* The Public Works Department shall maintain the Street Name Index to identify all official street names for existing streets within the incorporated areas of the City.

(C) *Approved Street Name List.* A list of street names which are not currently in use, but are approved for new or existing unnamed streets, shall be compiled and approved by the City Council and maintained by the Public Works Department.

(D) *Street Names Required.* Street names shall be required for:

(1) *New Streets.* Any new street shown on a parcel map or subdivision map shall be officially named concurrently with the approval of the Final Map.

(2) *Existing Streets.* Prior to the issuance of a building permit to construct an unnamed street, if a map is not applicable, street names for existing unnamed streets shall be assigned pursuant to this chapter.

(E) *Street Names.*

- a. All street names shall be selected from the Approved Street Name List.
- b. Applicants may request alternative street names, not on the Approved Street Name List, subject to City Council approval as follows:

- (1) *Existing Streets.* An application shall be filed with the Public Works Department, with applicable fees as adopted by resolution by the City Council, requesting alternate street names with justification for said request. The City Council shall consider the request and may approve, conditionally approve, or deny the alternative street name application.

- (2) *New Streets.* Alternate street names shown on a parcel map or subdivision may be considered by the City Council concurrently with approval of the Final Map, with applicable fees as adopted by resolution by the City Council, requesting alternate street names with justification for said request. The City Council shall consider the request and may approve, conditionally approve, or deny the alternative street name application.

- c. Proposed street names shall not duplicate, nor too closely approximate phonetically, the name of any street in the city or the adjacent area. When streets are continuations of existing streets, the existing names shall be used. Names shall be coordinated with the United States Post Office.

(F) *Street Name Conformance.* With the exception of existing streets, all streets shall be known by the same name for the entire length of the street.

(G) *Right of City to Rename.* The City Council shall have the right to name or rename all city streets and private access or easements within the city.

§ 158.237 STREET NAME SIGNS.

The subdivider **applicant** shall erect a street name sign at each intersection. The location of the signs shall be as designated by the City Engineer.
(1973 Code § 9-3.1675 (Ord. 770, eff. 3-24-1982))

EXHIBIT B

Commissioner Willick **SECONDED** the motion.

AYES:	Luebkehan, Willick, Worthington, Vitas & Spokely
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was **APPROVED**.

B. AN ORDINANCE REPEALING SECTION 158.236 AND ADDING NEW SECTIONS OF THE AUBURN MUNICIPAL CODE FOR STREET NAMING (CHAPTER 158) – ADMIN FILE 303.1 Planning Commission Recommendation to the City Council on an Ordinance Repealing Section 158.236 and adding new sections of the Auburn Municipal Code for Street Naming.

Planner Lowe presented this item and discussed the background of the road naming ordinance. The road naming ordinance was initiated by the City Council last January and would apply to all new streets, public and private, in the city.

Planner Lowe noted that with the exception of two provisions, the City Municipal Code is silent on street naming.

Planner Lowe discussed the proposed sections of the road naming ordinance.

Commissioner Luebkehan asked about the list that will be compiled by the Streetscape History and Arts Advisory Committee (SHAAC).

Planner Lowe discussed the parameters of the street naming list provided by the City Council.

Director Wong noted that the current process is SHAAC is the current body to come up with names. In the future the process could be different.

Chairman Spokely asked about the proposed \$200.00 dollar fee.

Planner Lowe noted that the alternative street naming application will be at cost with an initial deposit of \$200.00.

Chairman Spokely noted that required street names is very unusual.

Commissioner Worthington noted that the road naming ordinance should only apply to public streets.

Director Wong noted that the direction by the City Council was that the ordinance would apply to all future streets.

Commissioner Luebke noted that the ordinance should only apply to public streets.

Chairman Spokely asked about existing tentative maps that are still valid. Are they subject to the ordinance?

Planner Lowe replied that the road naming ordinance does not exempt existing tentative maps.

Chairman Spokely asked what notification was made to persons of existing applicants?

Planner Lowe replied that existing applicants were not notified and that notification was made with a 1/8 page ad as required by state law.

Chairman Spokely asked about the alternative street name process.

Planner Lowe discussed the alternative street name process.

Commissioner Vitas asked if historically, were applicant able to choose their own street names?

Director Wong noted that applicants were able to choose their own street names.

Chairman Spokely and Commissioner Worthington noted that persons with existing maps should be notified.

Director Wong noted that staff can send notice to persons with existing tentative maps.

Chairman Spokely asked about the alternative road naming process. Will that go directly to City Council?

Director Wong noted that the alternate road naming process will go directly to City Council.

Chairman Spokely asked if the road naming could be handled during the entitlement process.

Planner Lowe noted that typically, the developer is concerned about more important issues such as engineering, budgets, architectural design, etc. Street names are not typically considered at the time.

Commissioner Luebkehan noted again that he would rather have this apply only to public streets.

The Commission discussed the topics at issue:

- Public vs. private streets;
- Exemptions for existing maps; and,
- Notification for persons with existing maps.

Commissioner Worthington **MOVED** adopt Resolution No. 13-14 to recommend that the City Council approve the Street Naming Ordinance Repealing Section 158.236 and adding new sections of the Auburn Municipal Code, as amended by the Planning Commission, as follows:

1. Road Name Ordinance should only apply to public roads not private roads;
2. Road Naming Ordinance should exempt existing tentative maps;
3. Notification shall be provided to persons with existing tentative maps.

Commissioner Luebkehan **SECONDED** the motion.

AYES:	Luebkehan, Willick, Worthington, Vitas, & Spokely
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was **APPROVED**.

V. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

Director Wong reported that the Emergency Shelter overlay ordinance was to be considered by the City Council on August 12, 2013.

B. Future Planning Commission Meetings

Director Wong noted that there is no Planning Commission meeting on August 20, 2013.

C. Reports

None

VI. PLANNING COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

Commissioner Worthington stated that the City of Auburn has been included in Caltrans' new guide called Main Street California as an example of downtown redevelopment which demonstrates complete streets, livability and sustainability principles for multi-modal transportation.

VII. FUTURE PLANNING COMMISSION AGENDA ITEMS

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

None

VIII. ADJOURNMENT

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Lance E. Lowe

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